052.0	0001	0012.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,044,800 /	1,044,800
					USE VALUE:	1,044,800 /	1,044,800
					ASSESSED:	1,044,800 /	1,044,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGHROCK CHURCH INC
Owner 2:	
Owner 3:	
Street 1:	735 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FROST STEPHEN B & ANNE M & -
Owner 2:	FROST THOMAS C & CHERYL M -
Street 1:	PO BOX 306
Twn/City:	JACKSON
St/Prov:	NH Cntry:
Postal:	03846

NARRATIVE DESCRIPTION

This parcel contains 15,174 Sq. Ft. of land mainly classified as Other with a Repair Gar. Building built about 1925, having primarily Brick Exterior and 9520 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	15174.000	466,800		578,000	1,044,800
Total Card	0.348	466,800		578,000	1,044,800
Total Parcel	0.348	466,800		578,000	1,044,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 109.75 | /Parcel: 109.7

Legal Description

User Acct 35786

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 052.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	466,800	0	15,174.	568,600	1,035,400	1,035,400	Year End Roll	12/18/2019
2019	332	FV	431,600	0	15,174.	530,700	962,300	962,300	Year End Roll	1/3/2019
2018	332	FV	431,600	0	15,174.	473,800	905,400	905,400	Year End Roll	12/20/2017
2017	332	FV	431,600	0	15,174.	416,900	848,500	848,500	Year End Roll	1/3/2017
2016	332	FV	381,900	0	15,174.	312,700	694,600	694,600	Year End	1/4/2016
2015	332	FV	263,100	0	15,174.	284,300	547,400	547,400	Year End Roll	12/11/2014
2014	332	FV	263,100	0	15,174.	284,300	547,400	547,400	Year End Roll	12/16/2013
2013	332	FV	263,100	0	15,174.	319,800	582,900	582,900		12/13/2012

!4305!

PRINT

Date	Time
12/10/20	19:20:25

LAST REV

Date	Time
05/21/20	08:59:04
apro	
4305	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FROST STEPHEN B	63168-556		1/13/2014	Mult Lots	1,550,000	No	No		
FROST STEPHEN B	63168-551		1/13/2014	Convenience	1	No	No		
	15380-179		12/1/1983		100	No	No		B

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/1995	170	Manual	700					SIGN
3/13/1995	102	Manual	700					SIGN
1/13/1995	18	Manual	5,000					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	PH	Patrick H
5/14/2015	SQ Returned	MM	Mary M
3/24/2009	Meas/Inspect	201	PATRIOT
5/4/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		15174		Sq. Ft.	Site		0	30.5	1.25	CA			Access	-20					578,031						578,000	

Total AC/HA: 0.34835 | Total SF/SM: 15174 | Parcel LUC: 962 Other | Prime NB Desc: COMM AVG | Total: 578,031 | Spl Credit | Total: 578,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.90504205
Const Adj.:	1.03919017
Adj $ / SQ:	61.133
Other Features:	2500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642937
Depreciation:	180022
Depreciated Total:	462915

COMMENTS

ATTACHED TO 10 MILL ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

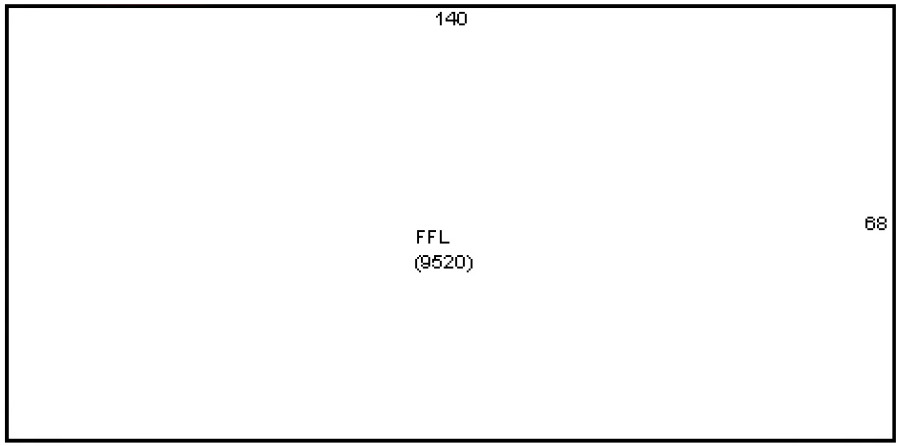
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,520	61.130	581,988

Net Sketched Area:	9,520	Total:	581,988
Size Ad	9520	Gross Are	9520	FinArea	9520
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	67.25
Special Features:	3900	Val/Su Net:	49.03
Final Total:	466800	Val/Su SzAd	49.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 052.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
75	Lift	D	S	2	1	A	AV	1970	3,200.00	T	39.2	962			3,900			3,900

More:	N	Total Yard Items:		Total Special Featues:	3,900	Total:	3,900